

CITY OF AUSTIN
Board of Adjustment/Sign Review Board
Decision Sheet

DATE: Monday, October 11, 2010

CASE NUMBER: C15-2010-0112

☐y ☐ Jeff Jack
☐y ☐ Michael Von Ohlen
☐y ☐ Nora Salinas
☐y ☐ **Melissa Hawthorne Motion to PP Nov 8, 2010**
☐y ☐ Leane Heldenfels, Chairman
☐y ☐ Clarke Hammond, Vice Chairman
☐y ☐ Heidi Goebel

APPLICANT: Doug, Keating

ADDRESS: 5010 FINLEY DR

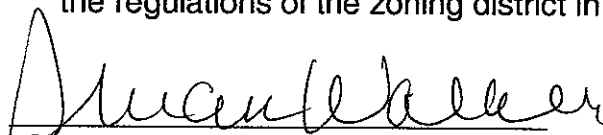
VARIANCE REQUESTED: The applicant has requested a variance to increase the maximum impervious coverage requirement of Section 25-2-492 (D) from 45% to 49% in order to maintain the existing garage and driveway layout for a single-family residence in an "SF-2", Single Family Residence zoning district.


BOARD'S DECISION: The public hearing was closed on Board Member Melissa Hawthorne motion to POSTPONE TO November 8, 2010 for better findings and better ways to decrease impervious coverage, Chair Leane Heldenfels requested information on gutters, 7-0 vote; POSTPONED TO November 8, 2010.

FINDING:

1. The Zoning regulations applicable to the property do not allow for a reasonable use because:
2. (a) The hardship for which the variance is requested is unique to the property in that:

(b) The hardship is not general to the area in which the property is located because:
3. The variance will not alter the character of the area adjacent to the property, will not impair the use of adjacent conforming property, and will not impair the purpose of the regulations of the zoning district in which the property is located because:


Susan Walker
Executive Secretary


Leane Heldenfels
Chairman

PUBLIC HEARING INFORMATION

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- appearing and speaking for the record at the public hearing;

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Case Number: C15-2010-0112; 5010 Finley Dr

Contact: Susan Walker, 512-974-2202

Public Hearing: Board of Adjustment, October 11th, 2010

Robert K. Helz
Your Name (please print)

☒ I am in favor
☐ I object

2610 Fiset Dr.
Your address(es) affected by this application

Robert K. Helz
Signature

2 Oct 2010
Date

Daytime Telephone: *452-6574*

Comments: *I see nothing in this request*

that would be detrimental to
the quality of the neighborhood

If you use this form to comment, it may be returned to:

City of Austin-Planning & Development Review Department/ 1st Floor
Susan Walker
P. O. Box 1088
Austin, TX 78767-8810

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Contact: Susan Walker, 512-974-2202

Public Hearing: Board of Adjustment, October 11th, 2010

Your Name (please print)

Ben White

<input checked="" type="checkbox"/> I am in favor
<input type="checkbox"/> I object

Your address(es) affected by this application

4921 Bay Creek

Ben White

Signature

10-4-10

Date

Daytime Telephone:

Comments:

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Case Number: C15-2010-0112; 5010 Finley Dr

Contact: Susan Walker, 512-974-2202

Public Hearing: Board of Adjustment, October 11th, 2010

Betty Blomquist

Your Name (please print)

4922 Finley Drive

Your address(es) affected by this application

Betty Blomquist

Signature

Oct 4 2010

Date

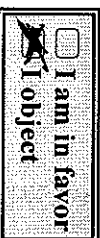
Daytime Telephone: 452-1829

Comments: I object to this change as I have

learned from the fact sheet of 5008 that the work has already been done and the privacy of the back yard and living area at the back of the home has been invaded. My asking on upstairs to the garage & asking windows looking into the home. I am opposed to the argument that the work is 5008 - 5008 when the lot was quietly subdivided from one lot without notifying neighbors within 500 feet. Note attached.

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P. O. Box 1088
Austin, TX 78767-8810



Planning & Development
Review Dept
PO Box 1088

78767-1088

I appreciate the notice Ann. I was
never informed when the two 500's - 12
Fancy were subdivided into 50' frontage.
I am within 500' of 5010 but when I
called the Planning & Review office I was
told that I was not notified because
my lot was in a different subdivision.
It appears that even though my house is
right next to 5000 Fancy (no street in
between) the city gave you 49 1/2 ft to
behave. Are 3 different subdivisions
from different builders in the early 50's,
I was told at that time that city policy
to divide 100' lots was for owners to put
the most from their properties. Give me
a break! Choban Realty firm absolutely
bought the property & subdivided to make
more money. At the point the 500's lot
is not 100' frontage because Choban
miscalculated and gave more frontage to
5006 - 5012 as 500's is just a 100',
frontage lot. We are 3 weeks at 4920,
4922, & 5000 and we are not happy
with the maps because of 3 stories next
to one story house. I would appreciate
any notice regarding any change in the
status of 5002 and any attempt
to flag and put two houses on
-1-

Case Number: C15-2010-0112; 5010 Finley Dr.
Public Hearing: Board of Adjustment, October 11th, 2010

Responder: Patricia B. Green
5008 Finley Dr.
512/459-8681

The applicant at 2010 Finley Drive has neither described nor verified a valid HARSHIP to justify a variance from the City of Austin impervious cover requirements.

In fact, the un-permitted increase of impervious cover on the subject property causes a hardship of increased flooding on neighbors and all residences downstream of the property along Finley Drive, Fiset, Strass and along both sides of the banks of Shoal Creek to Town Lake.

I have comment forms from 8 residents affected by this variance request objecting to it. These comments are included in this packet.

Thank you for the opportunity to express my objections.

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Case Number: C15-2010-0112; 5010 Finley Dr

Contact: Susan Walker, 512-974-2202

Public Hearing: Board of Adjustment, October 11th, 2010

PATRICIA B. GREEN

Your Name (please print)

5008 FINLEY DRIVE

Your address(es) affected by this application

Patricia B. Green

Signature

10-11-2010

Date

Daytime Telephone: 459-8681

Comments:

- I strongly object to any variance to increase the maximum impervious coverage requirement from 45% to 49% on this single-family residence lot. Drainage problems are a concern to these recently developed lots, 5006 - 5012 Finley Dr. When these four lots were re-platted, the owner was required to add to each lot a holding tank with pumps to contain/channel runoff and to direct it to the paved street. This system works only to a limited extent. Water still puddles and doesn't drain well. The damp soil adds to the mosquito population which is a public nuisance and health concern. Excess impervious cover only increases these problems.

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Susan Walker
P. O. Box 1088
Austin, TX 78767-8810

<input type="checkbox"/> I am in favor <input checked="" type="checkbox"/> I object
--

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 Contact: Susan Walker, 512-974-2202
 Public Hearing: Board of Adjustment, October 11th, 2010

Charles Villaseca
 Your Name (please print)



5006 Finley
 Your address(es) affected by this application

Charles Villaseca 10-9-10
 Signature Date

Daytime Telephone: 512 767-3241

Comments: I object to increasing
Drainage problems

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Contact: Susan Walker, 512-974-2202

Public Hearing: Board of Adjustment, October 11th, 2010

Dena Brown

Your Name (please print)

☐ I am in favor
☒ I object

5000 Finley Dr Austin TX

Your address(es) affected by this application

Dena Brown

Signature

Date

Daytime Telephone: *0*

Comments: *The work is already done -*

Why a variance, now -

Heary name brings flooding water

to the yards -

The last cement work is a help -

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Public Hearing: Board of Adjustment, October 11th, 2010

Betty J. Blomquist

Your Name (please print)

4922 Finley Drive

Your address(es) affected by this application

Betty J. Blomquist

Signature

Oct 9 2010

Date

Daytime Telephone: 452-1829

Comments:

This neighborhood has

contacted the city with drainage

especially after heavy rain and

more improvements just need

to make flooding problems.

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Contact: Susan Walker, 512-974-2202

Public Hearing: Board of Adjustment, October 11th, 2010

J Ann Hammer

Your Name (please print)

☐ I am in favor
☒ I object

2618 First Drive

Your address(es) affected by this application

Susan Hammer

Signature

10-9-2010

Date

Daytime Telephone: *512/453-8105*

Comments:

250 sq ft of additional lot already installed, someone the drainage and mosquito breeding in this area - and it is already there. The lot "McManer" is located on the 5000 block of Finley already have mosquito breeding and drainage issues. No more impervious cover, please.

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I live across the street from them.

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Garin Charles P

Your Name (please print)

☐ I am in favor
☒ I object

2617 First Dr Austin 78731

Your address(es) affected by this application

Charles P. Garin

Signature

Date

Daytime Telephone: 512 452-5204

Comments:

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For additional information on the City of Austin's land development process, visit our web site: www.ci.austin.tx.us/development.

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the name of the board or commission, or Council; the scheduled date of the public hearing; the Case Number; and the contact person listed on the notice.

Case Number: C15-2010-0112; 5010 Finley Dr
Contact: Susan Walker, 512-974-2202
Public Hearing: Board of Adjustment, October 11th, 2010

Dr. and Mrs. Robert M. Gilliland

Your Name (please print)

2614 Fiset Drive

Your address(es) affected by this application

Robert M. Gilliland and Penny Gilliland

Signature

Date

Daytime Telephone: 512-371-0055

Comments:

☐ I am in favor
☒ I object

If you use this form to comment, it may be returned to:
 City of Austin-Planning & Development Review Department/ 1st Floor

Susan Walker
 P. O. Box 1088
 Austin, TX 78767-8810

PUBLIC HEARING INFORMATION

Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During a public hearing, the board or commission may postpone or continue an application's hearing to a later date, or recommend approval or denial of the application. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

A board or commission's decision may be appealed by a person with standing to appeal, or an interested party that is identified as a person who can appeal the decision. The body holding a public hearing on an appeal will determine whether a person has standing to appeal the decision.

An interested party is defined as a person who is the applicant or record owner of the subject property, or who communicates an interest to a board or commission by:

- delivering a written statement to the board or commission before or during the public hearing that generally identifies the issues of concern (*it may be delivered to the contact person listed on a notice*); or
 - appearing and speaking for the record at the public hearing;
- and:

- occupies a primary residence that is within 500 feet of the subject property or proposed development;
- is the record owner of property within 500 feet of the subject property or proposed development; or
- is an officer of an environmental or neighborhood organization that has an interest in or whose declared boundaries are within 500 feet of the subject property or proposed development.

A notice of appeal must be filed with the director of the responsible department no later than 10 days after the decision. An appeal form may be available from the responsible department.

For additional information on the City of Austin's land development process, visit our web site: www.ci.austin.tx.us/development.

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the name of the board or commission, or Council; the scheduled date of the public hearing; the Case Number; and the contact person listed on the notice.

Case Number: C15-2010-0112; 5010 Finley Dr

Contact: Susan Walker, 512-974-2202

Public Hearing: Board of Adjustment, October 11th, 2010

Your Name (please print) JEFF KNIPP

☐ I am in favor
☒ I object

Your address(es) affected by this application 2012 FISCH DR / AUSTIN TX 78731

Signature [Signature]

Date 10/11/10

Daytime Telephone: 512-320-9994

Comments: DISCUSS DRAINAGE PROBLEMS FOR SPREADSHEET RESIDENCES

If you use this form to comment, it may be returned to:

City of Austin-Planning & Development Review Department/ 1st Floor

Susan Walker

P. O. Box 1088

Austin, TX 78767-8810

A variance from the Building Code Board of Appeals may be required for variances from the Zoning Board of Adjustment (no Sign Review Board cases need to call). Please consult a code specialist in the Plan Review Division at 974-2580.

If you need assistance completing this application (general inquires only) please contact Susan Walker, 974-2202; 505 Barton Springs Road, 2nd Floor (One Texas Center).

CASE #

ROW #

C15-2010-0112

10490876

TP-0227000103

02-2700-0127

CITY OF AUSTIN
APPLICATION TO BOARD OF ADJUSTMENT
GENERAL VARIANCE/PARKING VARIANCE

WARNING: Filing of this appeal stops all affected construction activity.

PLEASE: APPLICATION MUST BE TYPED WITH ALL REQUESTED INFORMATION COMPLETED.

STREET ADDRESS: 5010 Finley Drive, Austin, Texas 78741

LEGAL DESCRIPTION: Subdivision -- Joseph W. Brown

Lot(s) 3 Block A Outlot _____ Division No. 2 V.21 pg.4

I/We Doug Keating on behalf of myself/ourselves as
authorized agent for
5010 Sapphire Corporation
affirm that on _____ August 30,
2010,

hereby apply for a hearing before the Board of Adjustment for consideration to:

(check appropriate items below)

☐ ERECT ☐ ATTACH ☐ COMPLETE ☐ REMODEL ☒ MAINTAIN

Impervious coverage at 49% for current garage and driveway layout as purchased in 2010
and originally approved by the city with a certificate of occupancy for existing layout in
3/31/2008

in a SF-2 district.
(zoning district)

NOTE: The Board must determine the existence of, sufficiency of and weight of evidence supporting the findings described below. Therefore, you must complete each of the applicable Findings Statements as part of your application. Failure to do so may result in your application being rejected as incomplete. Please attach any additional support documents.

VARIANCE FINDINGS: I contend that my entitlement to the requested variance is based on the following findings (see page 5 of application for explanation of findings):

REASONABLE USE:

1. The zoning regulations applicable to the property do not allow for a reasonable use because:

—Removal of any portion of the driveway would impede entrance into the garage. This is unique to the area as this is a rear detached side entry garage on a rather narrow lot. With the current driveway configuration, entry of a single vehicle into the garage is currently a challenge. Any less driveway would make vehicular entry via paved surface virtually impossible.—

HARDSHIP:

2. (a) The hardship for which the variance is requested is unique to the property in that:

The property was purchased from the builder, Timeless Classics, Inc. in 4/2010 with this exact impervious coverage that the City of Austin provided a permit.

- 1) Timeless Classics pulled original permit in 1/25/07 (page 1)—
- 2) And reflected 43.5% impervious cover (Page 3)
- 3) Design submitted to city shows plans with garage as front entry (Page 7, 8, 9, 11, 14, 15, 17, 18, and 19)
- 4) Actual garage configuration as built and approved throughout the permit and inspection process in this current configuration was presented to the city well before it issued a certificate of occupancy (Page 20 & 21) The engineer pointed out that there were “deviations” on 5/15/2007 (Page 20) and the Form survey performed on 4/30/07 reflected a substantial change in location of the garage
- 5) The inspectors had nearly one year from the two above documents to reconcile the plan with the changes. The certificate of occupancy was granted, in the current configuration, in 3/31/2008 (Page 22)
- 6) The property was purchased directly from the builder named on the permit (page 1) and sold to the current owner (Page 23) on 4/7/2010. —

7) Survey performed for purchase in March of this year (Page 24) shows the unaltered garage configuration, subsequent request for impervious cover calculation shows 49% impervious cover.

(b) The hardship is not general to the area in which the property is located because:

————The hardship is not general to the area as all other garages are direct entry and do not require a 90 turn to enter/exit the garage. This is an existing condition that was in place on purchase of a property that was given a certificate of occupancy from the City of Austin even though it did not meet impervious cover criteria at the time.—

AREA CHARACTER:

3. The variance will not alter the character of the area adjacent to the property, will not impair the use of adjacent conforming property, and will not impair the purpose of the regulations of the zoning district in which the property is located because:

1) The characteristic has been in place since 3/2008 and has posed no problem for adjacent properties

2) There is additional rainwater detention on site.

0)3) The condition is in harmony with the surrounding area as the adjacent new homes were built in such a way that they too pushed the impervious cover limit to near maximum allowance (page 26). Adjacent properties also include commercial property to the rear that, by visual inspection, has nearly 100% impervious coverage (page 10 and 26).

PARKING: (Additional criteria for parking variances only.)

Request for a parking variance requires the Board to make additional findings. The Board may grant a variance to a regulation prescribed Section 479 of Chapter 25-6 with respect to the number of off-street parking spaces or loading facilities required if it makes findings of fact that the following additional circumstances also apply:

1. Neither present nor anticipated future traffic volumes generated by the use of the site or the uses of sites in the vicinity reasonable require strict or literal interpretation and enforcement of the specific regulation because:

2. The granting of this variance will not result in the parking or loading of vehicles on public streets in such a manner as to interfere with the flow of traffic of the streets because:

3. The granting of this variance will not create a safety hazard or any other condition inconsistent with the objectives of this Ordinance because:

4. The variance will run with the use or uses to which it pertains and shall not run with the site because:

NOTE: The Board cannot grant a variance that would provide the applicant with a special privilege not enjoyed by others similarly situated or potentially similarly situated.

APPLICANT CERTIFICATE – I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

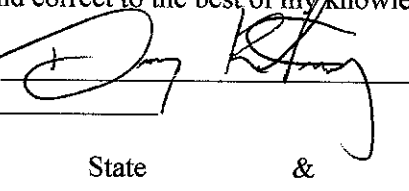
Signed  Mail Address 1708-B Elmhurst
Drive

City, State & Zip Austin, Texas
78741

Printed Doug Keating Phone 512-416-6948 Date

8/31/2010

OWNERS CERTIFICATE – I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Signed  Mail Address 1708-B Elmhurst
Drive

City, State & Zip Austin, Texas
78741

Printed Doug Keating Phone 512-416-6948 Date

8/31/2010



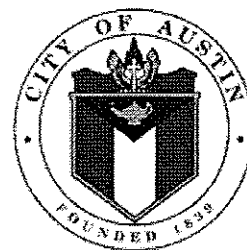
SUBJECT TRACT



ZONING BOUNDARY

BOARD OF ADJUSTMENTS

CASE#: C15-2010-0112
 LOCATION: 5010 FINLEY DR
 GRID: J27
 MANAGER: SUSAN WALKER



This map has been produced by the Communications Technology Management Dept. on behalf of the Planning Development Review Dept. for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

CITY OF AUSTIN RESIDENTIAL PERMIT APPLICATION "A"

SP Number BP 07-0478 2/1/07
 Building Permit No. 07003702
 Issue No. 1/25/07
 Reviewer J. G. G. G.

PRIMARY PROJECT DATA

Service Address: 5010 Pinley Tax Parcel No. _____
 Legal Description: Madeleine Morris
 Lot: 3 Block: _____ Subdivision: replat of lot 2 Joseph W. Brown Subd No 2 Section: _____ Phase: _____
 If in a Planned Unit Development, provide Name and Case No. _____
 (attach final approved record of subdivision and site plan.)

If this site is not a legally subdivided lot, you must contact the Development Assistance Center for a Land Status Determination.

Description of Work: _____ Remodel (specify): _____
☒ New Residence
☐ Duplex
☒ Garage ☒ attached ☐ detached
☐ Carport ☐ attached ☐ detached
☐ Pool
 Addition (specify): _____
 Other (specify): _____

Zoning (e.g. SF-1, SF-2, etc.): SF-2
 Height of Principal building: 30.5 ft. # of floors: 3 Height of Other structure(s): 19 ft. # of floors: 1
 Does this site currently have water and wastewater availability? ☒ Yes ☐ No. If no, please contact the Austin Water Utility at 512-972-0000 to apply for water and/or wastewater tap application, or a service extension request.
 Does this site have a septic system? ☐ Yes ☒ No. If yes, for all sites requiring a septic field you must obtain an approved septic permit prior to a zoning review.

Does this site have a Board of Adjustment ruling? ☐ Yes ☒ No. If yes, attach the B.O.A. documentation.

Will this development require a cut and fill in excess of 4 feet? ☐ Yes ☒ No

Does this site front a paved street? ☒ Yes ☐ No A paved alley? ☐ Yes ☒ No

Is this property within the Residential Design and Compatibility Standards Ordinance Boundary Area? ☒ Yes ☐ No

VALUATIONS FOR REMODELS ONLY	VALUATIONS FOR NEW CONSTRUCTION OR ADDITIONS ONLY	PERMIT FEES (For office use only)
Building \$ _____ Electrical \$ _____ Mechanical \$ _____ Plumbing \$ _____ Driveway \$ _____ Sidewalk \$ _____ TOTAL \$ _____ (Labor and materials)	Lot Size <u>6175</u> sq. ft. Job Valuation - Principal Building \$ <u>200,000</u> (Labor and materials) Job Valuation - Other Structure(s) \$ _____ (Labor and materials) TOTAL JOB VALUATION (sum of remodels and additions) \$ _____ (Labor and materials)	NEW/ADDITIONS REMODELS Building \$ <u>330</u> \$ _____ Electrical \$ <u>185</u> \$ _____ Mechanical \$ <u>105</u> \$ _____ Plumbing \$ <u>115</u> \$ _____ Driveway & Sidewalk \$ _____ \$ _____ TOTAL \$ _____ \$ _____

OWNER / BUILDER INFORMATION

OWNER Name: Timeless Classics Inc. Telephone (h): _____ (w): 712-9900

BUILDER Company Name: OWNER Telephone: _____
 Contact/Applicant's Name: Marzen Volpe Pager: _____
 DRIVEWAY: Contractor: _____ FAX: _____
 SIDEWALK: Contractor: _____ Telephone: _____

CERTIFICATE OF OCCUPANCY Name: Timeless Classics Inc. Telephone: _____
 Address: 3601 S. Congress Ave HB-400 Austin TX 78704

If you would like to be notified when your application is approved, please specify the method:
 telephone _____ e-mail: MVolpe@austin.tx.gov or 294-4696
 You may check the status of this application at www.austintexas.gov/development/austin

CITY OF AUSTIN
RESIDENTIAL PERMIT APPLICATION "B"

CITY OF AUSTIN
RESIDENTIAL PERMIT APPLICATION

I understand that in accordance with Sections 25-1-41 and 25-11-66 of the Land Development Code (LDC), non-compliance with the LDC may be cause for the Building Official to suspend or revoke a permit and/or license. I understand that I am responsible for complying with any subdivision notes, deed restrictions, restrictive covenants and/or zoning conditional overlays prohibiting certain uses and/or requiring certain development restrictions (i.e., height, access, screening, etc.) on this property. If a conflict should result with any of these restrictions, it will be my responsibility to resolve it. I understand that, if requested, I must provide copies of all subdivision plat notes, deed restrictions, restrictive covenants, and/or zoning conditional overlay information that may apply to this property.

I acknowledge that this project qualifies for the Site Plan Exemption as listed in Section 25-5-2 of the LDC.

I understand that nothing may be built upon or over an easement. I further understand that no portion of any roof structure may overhang in any public utility or drainage easement.

I acknowledge that customer will bear the expense of any necessary relocation of existing utilities to clear this driveway location and/or the cost to repair any damage to existing utilities caused during construction.

I also understand that if there are any trees greater than 19 inches in diameter located on the property and immediately adjacent to the proposed construction, I am to schedule a Tree Ordinance review by contacting (512) 974-1876 and receive approval to proceed.

I agree that this application will expire on the 181st day after the date that the application is filed if the application is not approved and an extension is not granted. If the application expires, a new submittal will be required.

APPLICANT'S SIGNATURE Munira Virgo DATE 1/16/07
HOME BUILDER'S STATE REGISTRATION NUMBER (required for all new construction) 6401

Rejection Notes/Additional Comments (for office use only):

① SQUARE FOOTAGES FOR 1ST & 2ND FLR DO NOT MATCH PLANS.

Service Address: _____

Applicant's Signature _____ Date _____

RESIDENTIAL PERMIT APPLICATION "C"

BUILDING COVERAGE

The area of a lot covered by buildings or roofed areas, but not including (1) incidental projecting eaves and similar features, or (2) ground level paving, landscaping, or open recreational facilities.

	Existing	New Addition
a. 1 st floor conditioned area	sq. ft.	995 sq. ft.
b. 2 nd floor conditioned area	sq. ft.	1143 1003 sq. ft.
c. 3rd floor conditioned area <i>Attic</i>	sq. ft.	633 sq. ft.
d. Basement	sq. ft.	sq. ft.
e. Garage / Carport	sq. ft.	sq. ft.
<input checked="" type="checkbox"/> attached	sq. ft.	443 sq. ft.
<input type="checkbox"/> detached	sq. ft.	sq. ft.
f. Wood decks <i>(must be counted at 100%)</i>	sq. ft.	sq. ft.
g. Breezeways	sq. ft.	107 sq. ft.
h. Covered patios	sq. ft.	143 sq. ft.
i. Covered porches	sq. ft.	70 sq. ft.
j. Balconies	sq. ft.	sq. ft.
k. Swimming pool(s) <i>(pool surface area(s))</i>	sq. ft.	sq. ft.
l. Other building or covered area(s)	sq. ft.	sq. ft.
Specify: _____		3539

TOTAL BUILDING AREA (add a. through l.) _____ sq. ft.

TOTAL BUILDING COVERAGE ON LOT (subtract, if applicable, b., c., d., h. and j. if uncovered,

1763 sq. ft.
28.6 % of lot

IMPERVIOUS COVERAGE

Include building cover and sidewalks, driveways, uncovered patios, decks, air conditioning equipment pad, and other improvements in calculating impervious cover. Roof overhangs which do not exceed two feet or which are used for solar screening are not included in building coverage or impervious coverage. All water must drain away from buildings on this site and buildings on adjacent lots.

a. Total building coverage on lot (see above)	1763 sq. ft.
b. Driveway area on private property	796 sq. ft.
c. Sidewalk / walkways on private property	108 sq. ft.
d. Uncovered patios	sq. ft.
e. Uncovered wood decks <i>(may be counted at 50%)</i>	sq. ft.
f. Air conditioner pads	18 sq. ft.
g. Concrete decks	sq. ft.
h. Other (specify) _____	sq. ft.

TOTAL IMPERVIOUS COVERAGE (add a. through h.)

2685 sq. ft.
43.5 % of lot

CITY OF AUSTIN
RESIDENTIAL PERMIT APPLICATION "D"
FLOOR AREA RATIO INFORMATION

TO BE COMPLETED FOR ALL PROPERTIES LOCATED WITHIN THE RESIDENTIAL DESIGN AND COMPATIBILITY
STANDARDS ORDINANCE BOUNDARY AREA.

Service Address 5010 Finley Ln
Applicant's Signature Munzga Volpe Date 1/16/07

GROSS FLOOR AREA AND FLOOR AREA RATIO as defined in the Austin Zoning Code.

	Existing	New Addition
I. 1 st Floor Gross Area		
a. 1 st floor area (excluding covered or uncovered finished ground-floor porches)	sq. ft.	<u>995</u> sq. ft.
b. 1 st floor area with ceiling height over 15 feet	sq. ft.	sq. ft.
c. TOTAL (add a and b above)	sq. ft.	<u>995</u> sq. ft.
II. 2 nd Floor Gross Area See note below		
d. 2 nd floor area (including all areas covered by a roof i.e. porches, breezeways, mezzanine or loft)	sq. ft.	<u>11431003</u> sq. ft.
e. 2 nd floor area with ceiling height > 15 feet	sq. ft.	sq. ft.
f. TOTAL (add d and e above)	sq. ft.	<u>11431003</u> sq. ft.
III. 3 rd Floor Gross Area See note below		
g. 3 rd floor area (including all areas covered by a roof i.e. porches, breezeways, mezzanine or loft)	sq. ft.	sq. ft.
h. 3 rd floor area with ceiling height > 15 feet	sq. ft.	sq. ft.
i. TOTAL (add g and h above)	sq. ft.	sq. ft.
IV. Basement Gross Area		
j. Floor area outside footprint of first floor or greater than 3 feet above grade at the average elevation at the intersection of the minimum front yard setback line and side property lines.	sq. ft.	sq. ft.
V. Garage		
k. <input checked="" type="checkbox"/> attached (subtract 200 square feet if used to meet the minimum parking requirement)	sq. ft.	<u>248</u> sq. ft.
l. <input type="checkbox"/> detached (subtract 450 square feet if more than 10 feet from principal structure)	sq. ft.	sq. ft.
VI. Carport (open on two or more sides without habitable space above it subtract 450 square feet)	sq. ft.	sq. ft.
VII. TOTAL	sq. ft.	<u>23862246</u> sq. ft.

TOTAL GROSS FLOOR AREA (add existing and new from VI) above;

23862246 sq. ft.

GROSS AREA OF LOT 6171 38676177 sq. ft.

FLOOR AREA RATIO (gross floor area / gross area of lot)

38.7
38.7% sq. ft.

If a second or third floor meets all of the following criteria it is considered a porch area and is not calculated as part of the overall Gross Floor Area of the structure:

- It is fully contained within the roof structure and the roof has a pitch of 12 or greater.
- It only has one floor within the floor structure.
- It does not extend beyond the footprint of the floor's joists.
- It is the nearest habitable portion of the building and
- It is not over 10 feet above the area's existing ceiling height of seven feet or less.



Kramer Service Center
2412 Kramer Lane, Bldg. "C"
Austin, Texas 78756
(512) 505-7205

Austin Energy
Electric Service Planning Application (ESPA)
(Please Print or Type)

SL Sims Service Center
4411-B Menardus Drive
Austin, Texas 78744
(512) 505-7500

For Residential or Small Commercial "SERVICE ONLY" under 350 amps, 120 or 225 amps

Customer Name Timeless Classics Inc Phone 712-9900
Address 5010 Finley Dr.
Legal Description Madeline Morris report lot 2 Joseph Brown No. 2
Lot 3 Block _____ Commercial/Residential? Res

Service Main Size _____ (amps) Service Conductor _____ (type & size)
Service Length _____ (ft.) Number of Meters? _____ Multi-Fuel Y N
Overhead/Underground? _____ Voltage _____ ☒ Single-phase (120) ☐ Three-phase (302)
Total Square Footage _____ Total A/C Load _____ (= of units) _____ (Tons)
Largest A/C unit _____ (Tons) LRA of Largest A/C Unit _____ (amps)
Electric Heating _____ (kW) Other _____ (kW)

Comments: New Service

ESPA Completed by (Signature & Print name) _____

Date _____

Phone _____

AE Representative _____

Date _____

Approved: ☒ Yes ☐ No (Remarks on back)

Phone _____

974-2632

Application expires 90 days after date of Approval

AE APPROVED

JAN 18 2007

RLS 18-16

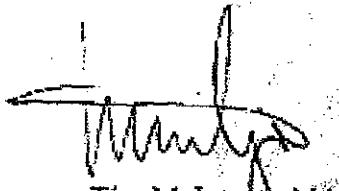
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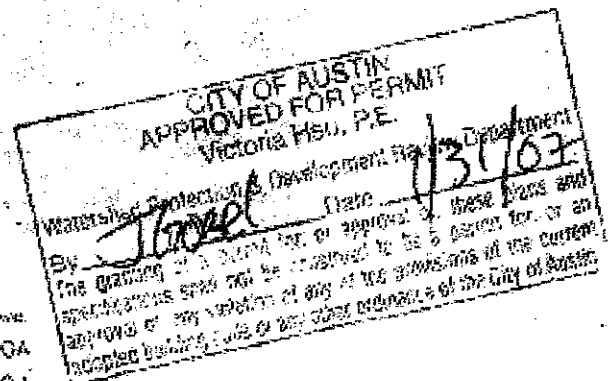
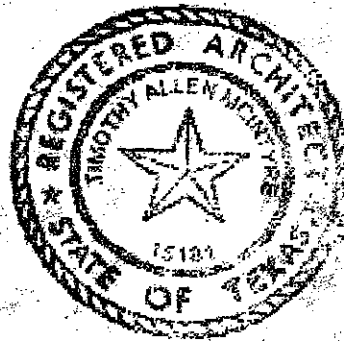
T. McIntyre
associates
Residential Architects

January 12, 2007

Re: 5010 Finley Dr.

To the best of my knowledge, the topographic information shown on these plans is accurate. I understand that the City of Austin may request to have this information certified by a RPLS.


Tim McIntyre, AIA
Lic #15181



2601 South Congress Ave.
Building B, Suite 400A
Austin, Texas 78704
Phone: (512) 712-9900
Fax: (512) 712-9998

6

10.00.07

AO

SEAL

ALL RIGHTS RESERVED



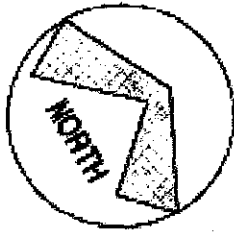
COMMITTEE 2006

NOTE: I, the undersigned, do hereby certify that the above is a true and correct copy of the plans as submitted to the City of Austin, Texas, for the purpose of obtaining a permit for the construction of the above described project.

Timeless Classics
5010 FINELEY
Austin Texas 78731-5612



T. McIntyre
Architects



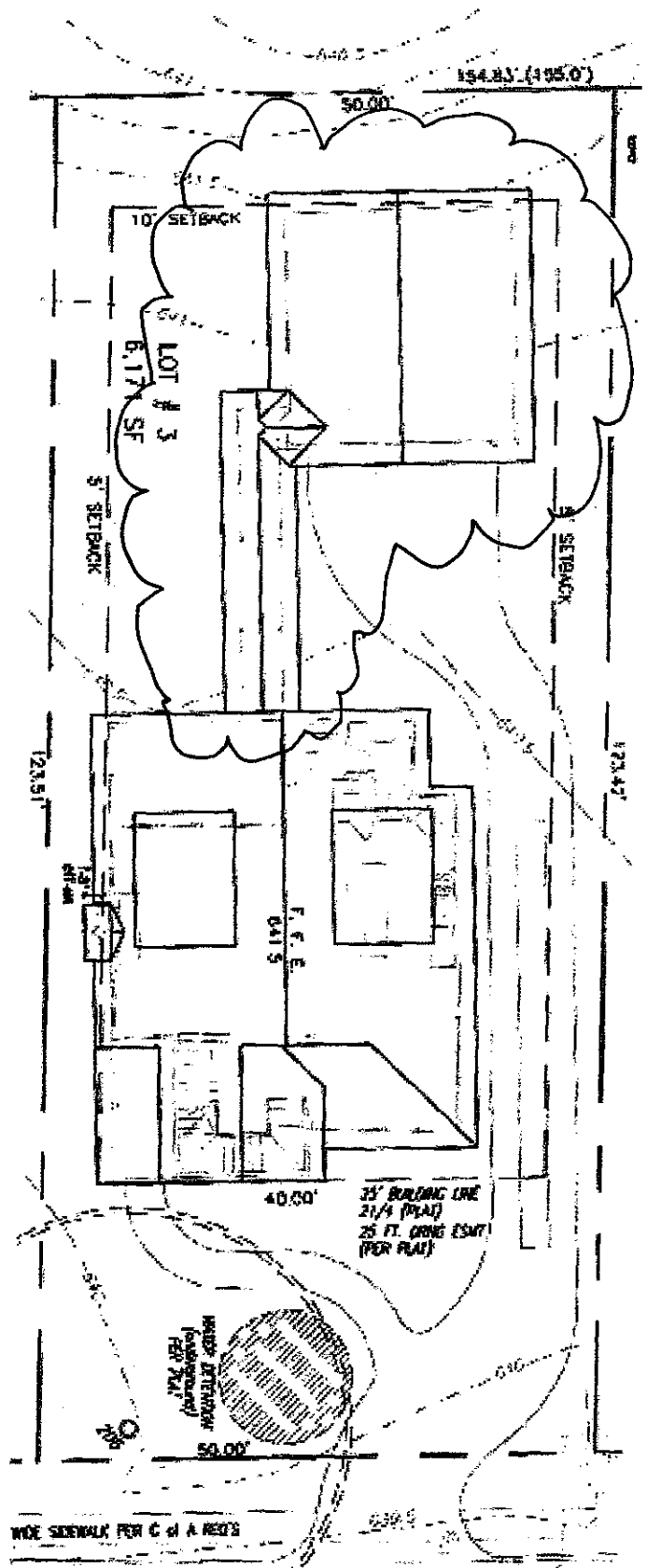
AE APPROVED

JAN 18 2007

RLS 16-16

SITE PLAN - 5010 FINLEY

SCALE: 3/8" = 1'-0"



CITY OF AUSTIN
APPROVED FOR PERMIT
Victoria Hau, P.E.

Water Street Inspection & Development Review Department
By [Signature] Date 1/24/07
The granting of a permit for or approval of these plans and
specifications shall not be construed to be a permit for, or an
approval of, any violation of any of the provisions of the current
adopted building code or any other ordinance of the City of Austin.

TREE # 206
20" TALLOW

FINLEY DRIVE

7



HANCOCK DRIVE - - -

Loi

LOT # 3
5010

FINLEY DRIVE

FILED
DECE

LOCATION MAP

DATE	TIME	LOCATION	WIND	SEA	TEMP	WIND	SEA	TEMP	WIND	SEA	TEMP
10/10/54	0800	1000	10	2	20	10	2	20	10	2	20
10/10/54	1000	1000	10	2	20	10	2	20	10	2	20
10/10/54	1200	1000	10	2	20	10	2	20	10	2	20
10/10/54	1400	1000	10	2	20	10	2	20	10	2	20
10/10/54	1600	1000	10	2	20	10	2	20	10	2	20
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10/10/54	0200	1000	10	2	20	10	2	20	10	2	20
10/10/54	0400	1000	10	2	20	10	2	20	10	2	20
10/10/54	0600	1000	10	2	20	10	2	20	10	2	20
10/10/54	0800	1000	10	2	20	10	2	20	10	2	20
10/10/54	1000	1000	10	2	20	10	2	20	10	2	20
10/10/54	1200	1000	10	2	20	10	2	20	10	2	20
10/10/54	1400	1000	10	2	20	10	2	20	10	2	20
10/10/54	1600	1000	10	2	20	10	2	20	10	2	20
10/10/54	1800	1000	10	2	20	10	2	20	10	2	20
10/10/54	2000	1000	10	2	20	10	2	20	10	2	20
10/10/54	2200	1000	10	2	20	10	2	20	10	2	20
10/10/54	2400	1000	10	2	20	10	2	20	10	2	20
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10/10/54	0200										

**DOO PALLEY DRIVE
AUSTIN TX 78724-6882**

НАЧАЛЬНИК

SECRET - EYES ONLY

45. **BRUNNEN® 00001 & 0101 DURING DATA**
46. **TYPE PAPER & MATERIALS**
47. **FIELD RECORDING MATERIALS**
48. **BOOKING RECORD MATERIALS**
49. **RECORDING MATERIALS**
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100. **RECORDING MATERIALS**

CITY OF AUSTIN
APPROVED FOR PERMIT
WILLIAM MEYER, PE
CORPORATION & CO.

25

DATE 12/16/60

**APPROXIMATE CONCENTRATIONS OF
BULKY PREPARED DATA**


McIntyre
 associates.

SQUARE FOOTAGE TOTALS			
Room	Type	Area	
Garage	2-CAR	704	Sq
Living Room	Open	2041	Sq
Dining Room	Open	1089	Sq
Kitchen	Open	1089	Sq
Breakfast Room	Open	1089	Sq
Bed Room	Open	1089	Sq
Bath	Open	1089	Sq
Hall	Open	1089	Sq
Staircase	Open	1089	Sq
Front Porch	Open	1089	Sq
Back Porch	Open	1089	Sq
Deck	Open	1089	Sq
Pool	Open	1089	Sq
Other	Open	1089	Sq
TOTAL SQUARE FOOTAGE			
2041 Sq			

NOTES:

1. All rooms shown to be of 10' x 10' size.

2. All rooms shown to be of 10' x 10' size.

3. All rooms shown to be of 10' x 10' size.

4. All rooms shown to be of 10' x 10' size.

5. All rooms shown to be of 10' x 10' size.

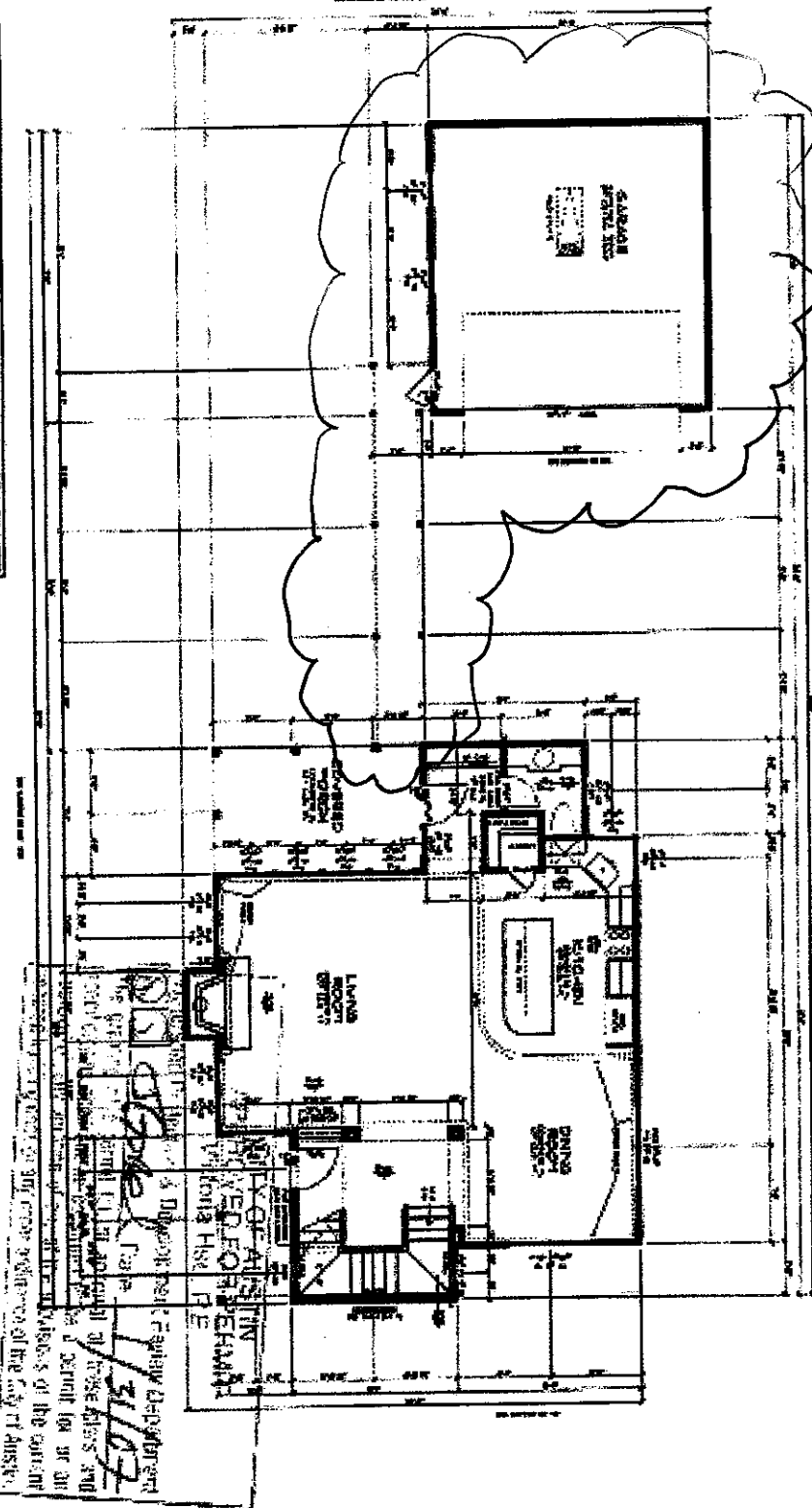
6. All rooms shown to be of 10' x 10' size.

7. All rooms shown to be of 10' x 10' size.

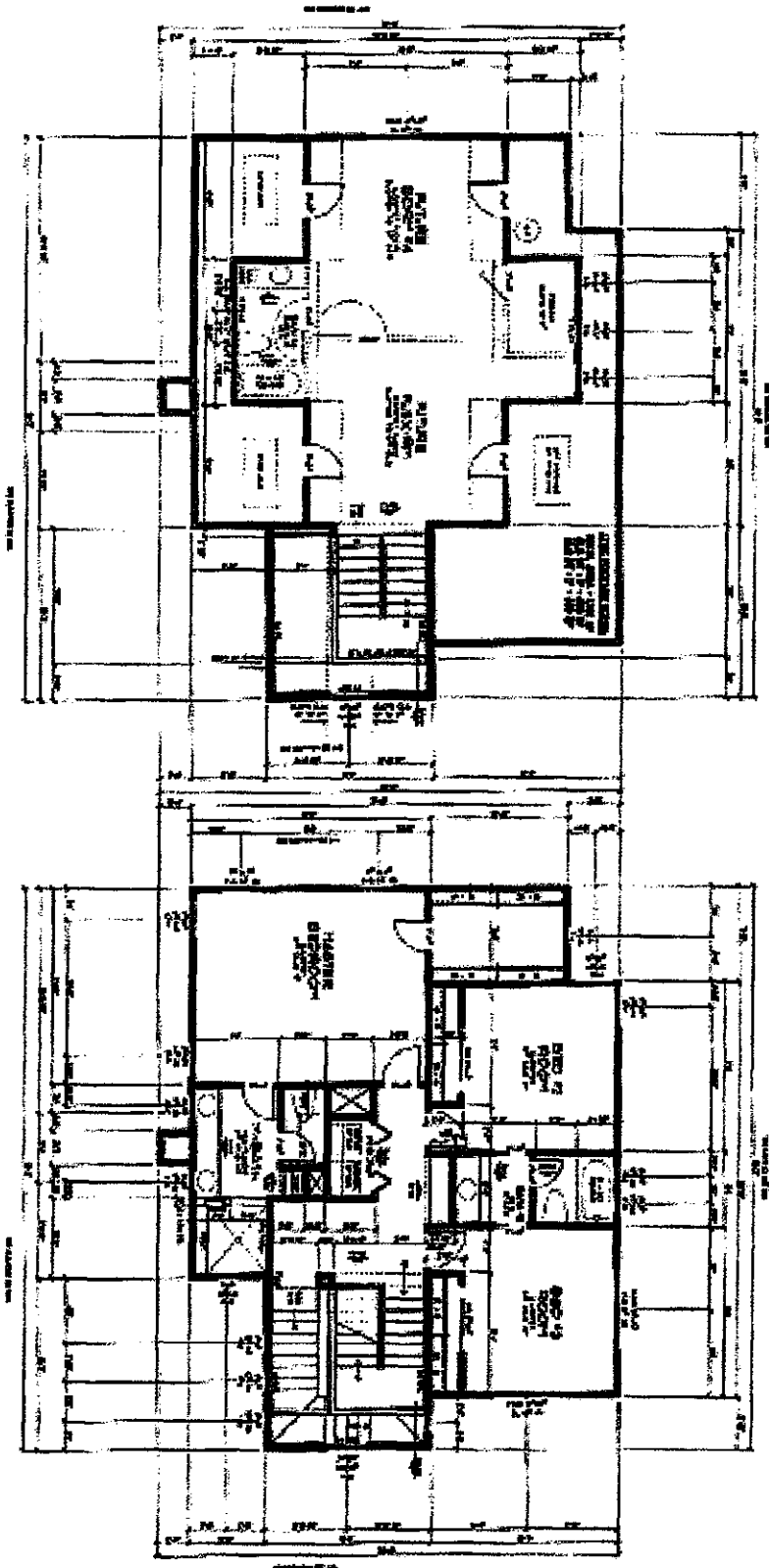
8. All rooms shown to be of 10' x 10' size.

9. All rooms shown to be of 10' x 10' size.

10. All rooms shown to be of 10' x 10' size.



1 Floor Plan - 1st



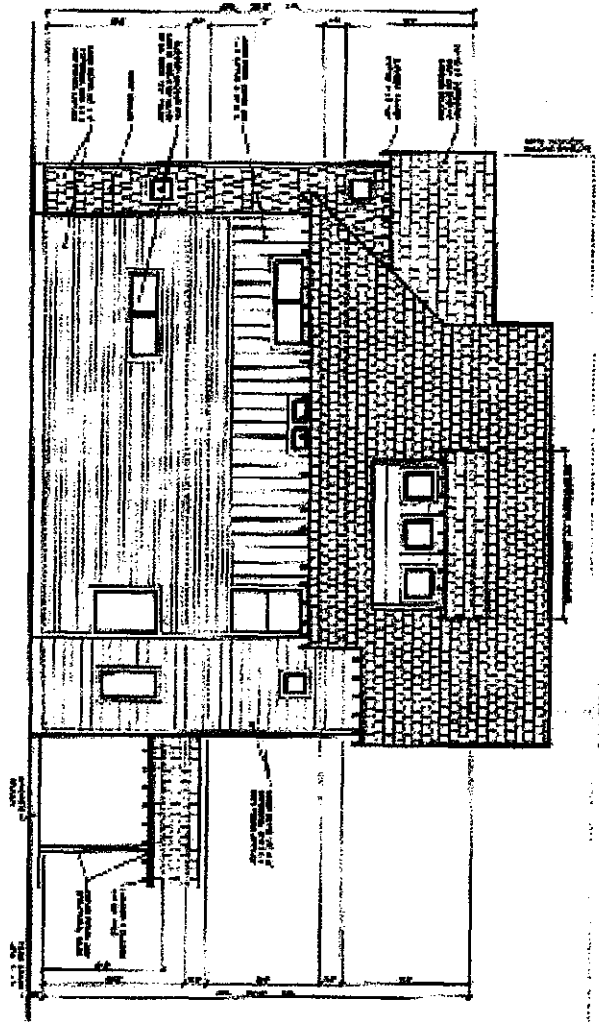
3
Floor Plan - 3rd



Make scheduled inspection & Development Review Department
 APPROVED FOR PERMIT
 Victoria Hall, P.E.
 The grading in this plan is to be constructed to be a permit for an
 applicant of any other use of any of the provisions of the current
 schedule, zoning code or any other ordinance of the City of Austin.

07

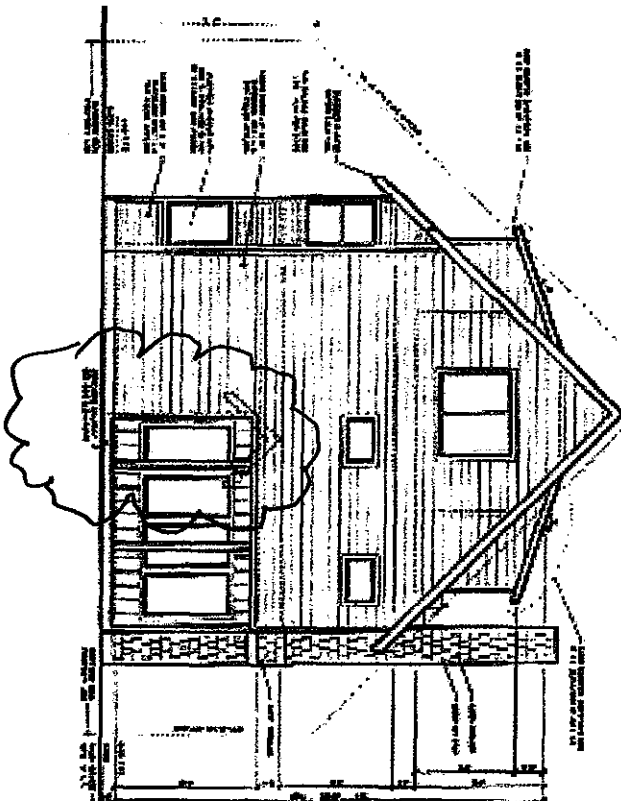
A2			Timeless Classics 5010 FINLEY Austin Texas 78731-5612	McIntyre associates	
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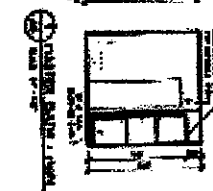
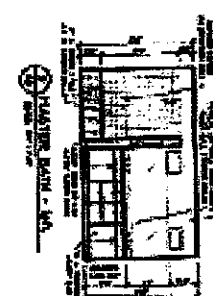
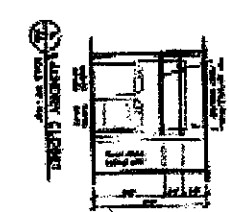
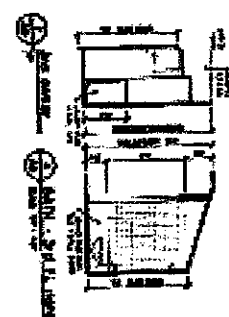
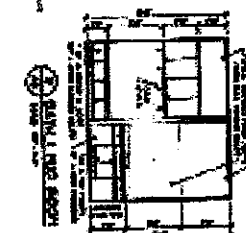
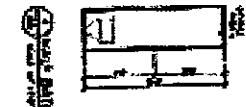
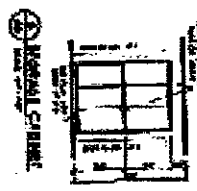
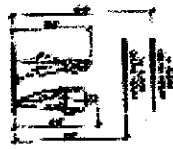
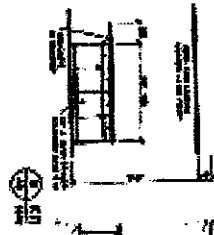
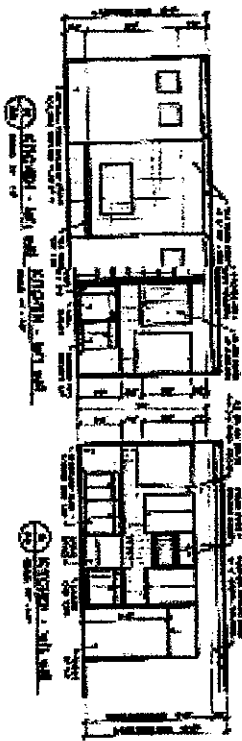
4
 Left - South
 Exterior Elevation
 Scale: 1/4" = 1'-0"
 3/8" = 1'-0" in plan

CITY OF AUSTIN
 APPROVED COPY PERMIT
 VICTORIA HILL, P.E.
 DATE: 1/31/03
 The City of Austin, Texas, hereby certifies that the above described plans and specifications for the construction of the above described project have been reviewed and approved by the City of Austin, Texas, and that the same comply with the applicable provisions of the City of Austin, Texas, and that the same are in accordance with the applicable provisions of the City of Austin, Texas.

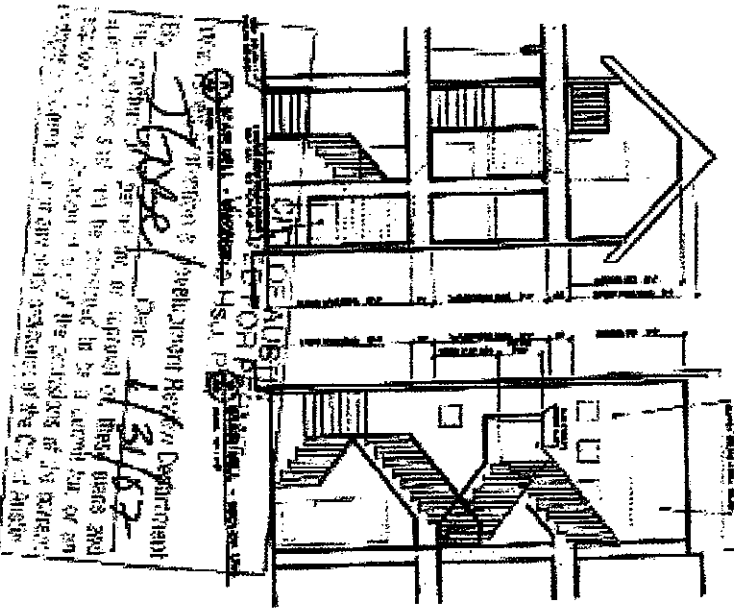
3
 Back - West
 Exterior Elevation
 Scale: 1/4" = 1'-0"
 3/8" = 1'-0" in plan



		<p>Timeless Classics 3010 FINLEY Austin, Texas 78731-5612</p>	<p>McIntyre ASSOCIATES</p>	
--	--	---	--	--



... THE BATHROOM ...

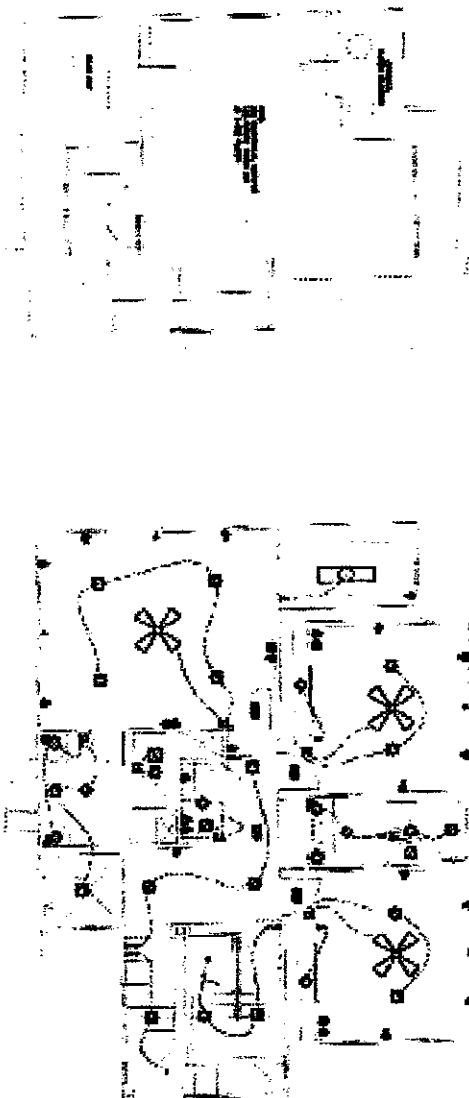


Timeless Classics
5010 FINLEY
Austin Texas 78731-5612

McIntyre
ASSOCIATES

Legal Notice
 1-800-762-2264
 762-2264

2ND Electrical Plan



EXCITING

[illegible]

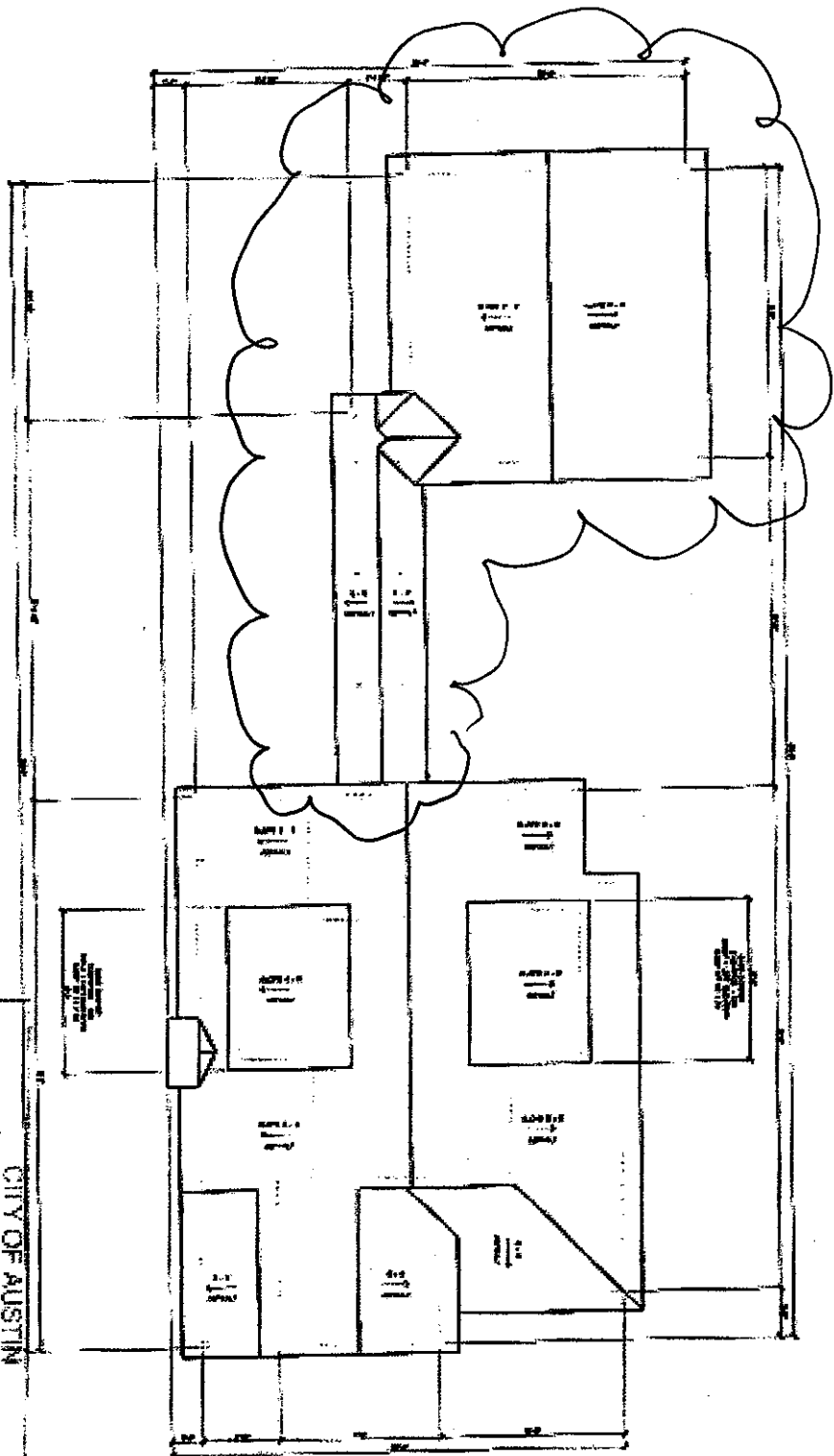
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CITY OF ALSTON
APPROVED FOR PERMIT
WILLIAM H. SO, P.E.

1-3-0

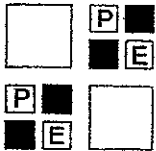

Timeless Classics
 5010 FINLEY
 Austin Texas 78731-5612



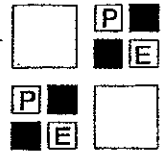
CITY OF AUSTIN
 APPROVED FOR PERMIT
 VICTOR H. J. P.E.

Reviewed, Design & Development Review Department
 Date 1-31-07
 The granting of a permit by the City of Austin does not constitute an approval of the project or any portion of it. The City of Austin is not responsible for the accuracy or completeness of the information provided by the applicant. The City of Austin is not responsible for the accuracy or completeness of the information provided by the applicant.

		Timeless Classics 5010 FINLEY Austin Texas 78731-5612		
--	--	--	--	--

**PROFESSIONAL STRUCIVIL ENGINEERS, INC.**

STRUCTURAL CIVIL ENVIRONMENTAL

12710 RESEARCH BLVD., SUITE #390, AUSTIN, TEXAS 78759
512.238.6422 FAX 512.258.8095 PSCE@PSCEINC.COM

May 15, 2007

Tim McIntyre
TIMELESS CLASSICS
3061 South Congress Avenue
Austin, Texas 78704

Reference: TIMELESS CUSTOM RESIDENCE
5010 Finley Drive
Austin, Texas 78731

Dear Mr. McIntyre:

The above referenced foundation has been designed in accordance with the accepted engineering standards for the soil condition at the site.

* → The foundation preparation has been visually observed by us on May 11, 2007 prior to the placement of concrete. Our observation revealed the sizes and layout of grade beams, and reinforcing steel, to be in substantial compliance with the foundation plan, with some acceptable deviations; therefore, the concrete placement has been approved.

This letter will confirm that the foundation for the above referenced residence was designed for the maximum soil conditions anticipated for the lot based on visual observation and general knowledge of the area. Geotechnical testing and a soils report were not provided for this lot. The foundation beam excavations and reinforcing were observed prior to the placement of concrete. The foundation design complies with the minimum requirements as prescribed by the 2000 International Residential Code.

If you have any questions, please call me.

Sincerely,
PROFESSIONAL STRUCIVIL ENGINEERS, INC.



Mirza Tahir Baig, P.E.
Principal

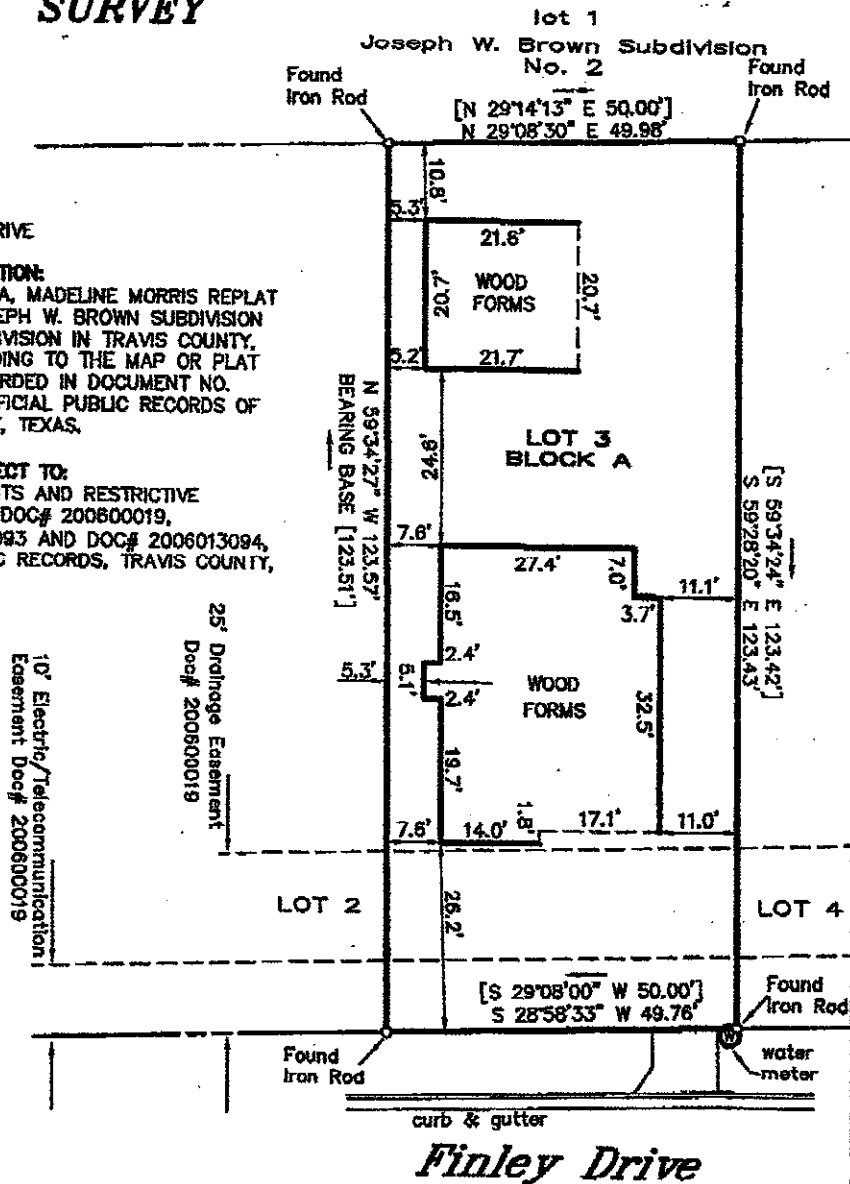
Waterloo Surveyors Inc.
FORM SURVEY

J11540

ADDRESS:
5010 FINLEY DRIVE

LEGAL DESCRIPTION:
LOT 3, BLOCK A, MADELINE MORRIS REPLAT
OF LOT 2, JOSEPH W. BROWN SUBDIVISION
NO. 2, A SUBDIVISION IN TRAVIS COUNTY,
TEXAS, ACCORDING TO THE MAP OR PLAT
THEREOF, RECORDED IN DOCUMENT NO.
200600019, OFFICIAL PUBLIC RECORDS OF
TRAVIS COUNTY, TEXAS.

LOT 3 IS SUBJECT TO:
EASEMENT RIGHTS AND RESTRICTIVE
COVENANTS IN DOC# 200600019,
DOC# 2006013093 AND DOC# 2006013094,
OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY,
TEXAS.



State of Texas:
County of Travis:

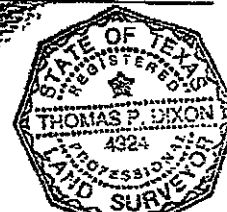
The undersigned does hereby certify that this survey was this day made on the
property legally described hereon and is correct, and this survey substantially
complies with the current Texas Society of Professional Surveyors Standards and
Specifications for a Category 5 Condition II Survey. Revised 04-30-07

Dated this the 19TH day of APRIL, 200 7

And I certify that the property shown hereon IS NOT within a special flood
hazard area as identified by the Federal Insurance Adm. Department of HUD Flood
hazard boundary map revised as per Map Number: 48453C0180 E

Zone: X Dated: 06/16/93

Thomas P. Dixon R.P.L.S. 4324
© Copyright 2007



21



City of Austin

CERTIFICATE OF OCCUPANCY

BUILDING PERMIT NO. 2007-002549 BP

ISSUE DATE: 03/31/2008

BUILDING ADDRESS: 5010 FINLEY DR

LEGAL DESCRIPTION: Lot: 3 Block: A Subdivision: MADELINE MORRIS REPLAT OF LOT 2, JOSEPH W. BROWN
SUBDIVISION NO. 2

PROPOSED OCCUPANCY:

R- 101 Single Family Houses

New - New Two Story With Fin Attic Sf Res With Attached Garage, Co'Rd Porch & Patio, Cov'Rd Breezeway

NEW BUILDING SQUARE FOOTAGE: 3539 SQ. FT.

REMODEL BUILDING SQUARE FOOTAGE: 0

SPRINKLER SYSTEM:

CODE YEAR:

CODE TYPE:

FIXED OCCUPANCY: 0

NON FIXED OCCUPANCY:

CONTRACTOR: Timeless Classics, Inc.

***** **CERTIFICATE OF OCCUPANCY** *****

**THIS IS TO CERTIFY THAT THE BUILDING OR STRUCTURE AT THE ADDRESS LISTED ABOVE HAS
BEEN INSPECTED FOR COMPLIANCE WITH THE REQUIREMENTS OF THE AUSTIN CITY CODE
FOR THE GROUP AND DIVISION OF OCCUPANCY LISTED ABOVE.**

NEITHER THE ISSUANCE OF THIS CERTIFICATE NOR THE INSPECTIONS MADE SHALL LESSEN THE RESPONSIBILITY OR LIABILITY OF ANY PERSON, FIRM OR CORPORATION

OWNING, OPERATING, CONTROLLING OR INSTALLING ANY APPLIANCE OR MATERIAL UPON THE PREMISE, OR DOING ANY WORK WHATSOEVER ON SUCH PREMISE.

THE CITY OF AUSTIN DOES NOT ASSUME ANY RESPONSIBILITY OR LIABILITY BY REASON OF THE INSPECTION OR REINSPECTION OF THE PREMISE; OR THE ISSUANCE OF THIS "CERTIFICATE OF OCCUPANCY"; OR BY ANY REASON OF ANY APPROVAL OR DISAPPROVAL.

BUILDING CODE REVIEWER:


For Leon Barba, Building Official

22

A. Settlement Statement

U.S. Department of Housing
and Community Development

OMB No. 2502-0265

B. Type of Loan

1. <input type="checkbox"/> FHA	2. <input type="checkbox"/> FmHA	3. <input checked="" type="checkbox"/> Conv Unins	6. File Number	7. Loan Number	8. Mortgage Ins Case Number
4. <input type="checkbox"/> VA	5. <input type="checkbox"/> Conv Ins.	6. <input type="checkbox"/> Seller Finance	2435001458A	43401529340002022093	

C. Note: This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked "(p.o.c.)" were paid outside the closing; they are shown here for informational purposes and are not included in the totals.

D. Name & Address of Borrower
5010 Sapphire Corporation
1708 Elmhurst Drive, Suite B
Austin, TX 78741

E. Name & Address of Seller
Timeless Classics, Inc.
3601 S. Congress Ave. D-102
Austin, TX 78704

F. Name & Address of Lender
Regions Bank
P.O. Box 2224
Birmingham, AL 35246

G. Property Location

Lot 3, Blk A, Joseph W. Morris Madeline, Austin, Travis County, Texas
5010 Finley Drive
Austin, TX 78731

H. Settlement Agent Name
Austin Title Company
3815 S. Capital of TX Hwy., Ste 140
Austin, TX 78704 Tax ID: 752345570

I. Settlement Date
4/7/2010
Fund: 4/7/2010

J. Summary of Borrower's Transaction

100. Gross Amount Due from Borrower

101. Contract Sales Price	
102. Personal Property	
103. Settlement Charges to borrower	
104.	
105.	

Adjustments for items paid by seller in advance

106. City property taxes	
107. County property taxes	
108. Annual assessments	
109. School property taxes	
110. MUD taxes	
111. Other	
112.	
113.	
114.	
115.	
116.	

120. Gross Amount Due From Borrower

200. Amounts Paid By Or in Behalf Of Borrower

201. Deposit or earnest money	
202. Principal amount of new loan(s)	
203. Existing loan(s) taken subject to	
204. Loan Amount 2nd Lien	
205.	
206.	
207. Option Fee	
208.	
209.	

Adjustments for items unpaid by seller

210. City property taxes	
211. County property taxes	01/01/10 thru 04/07/10
212. Annual assessments	
213. School property taxes	
214. MUD taxes	
215. Other	
216.	
217.	
218.	
219.	

220. Total Paid By/For Borrower

300. Cash At Settlement From/To Borrower

301. Gross Amount due from borrower (line 120)	
302. Less amounts paid by/for borrower (line 220)	

303. Cash From Borrower

Section 5 of the Real Estate Settlement Procedures Act (RESPA) requires the following: • HUD must develop a Special Information Booklet to help persons borrowing money to finance the purchase of residential real estate to better understand the nature and costs of real estate settlement services; • Each lender must provide the booklet to all applicants from whom it receives or for whom it prepares a written application to borrow money to finance the purchase of residential real estate; • Lenders must prepare and distribute with the Booklet a Good Faith Estimate of the settlement costs that the borrower is likely to incur in connection with the settlement. These disclosures are mandatory.

K. Summary of Seller's Transaction

400. Gross Amount Due to Seller

401. Contract Sales Price	
402. Personal Property	
403.	
404.	
405.	

Adjustments for items paid by seller in advance

406. City property taxes	
407. County property taxes	
408. Annual assessments	
409. School property taxes	
410. MUD taxes	
411. Other	
412.	
413.	
414.	
415.	
416.	

420. Gross Amount Due to Seller

500. Reductions in Amount Due to Seller

501. Excess Deposit	
502. Settlement Charges to Seller (line 1400)	
503. Existing Loan(s) Taken Subject to	
504. Payoff to OmniBank	
505. Payoff of second mortgage loan	
506.	
507. Option Fee	
508.	
509.	

Adjustments for items unpaid by seller

510. City property taxes	
511. County property taxes	01/01/10 thru 04/07/10
512. Annual assessments	
513. School property taxes	
514. MUD taxes	
515. Other	
516.	
517.	
518.	
519.	

520. Total Reduction Amount Due Seller

600. Cash At Settlement To/From Seller

601. Gross Amount due to seller (line 420)	
602. Less reductions in amt. due seller (line 520)	

603. Cash To Seller

Section 4(a) of RESPA mandates that HUD develop and prescribe this standard form to be used at the time of loan settlement to provide full disclosure of all charges imposed upon the borrower and seller. These are third party disclosures that are designed to provide the borrower with pertinent information during the settlement process in order to be a better shopper.

The Public Reporting Burden for this collection of information is estimated to average one hour per response, including the time for reviewing instructions searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information.

This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number. The information requested does not lend itself to confidentiality.

23

REFERENCE: GF NO. 2435001458
BUYER: 5010 SAPPHIRE CORPORATION
SELLER: TIMELESS CLASSIC, INC., A TEXAS CORPORATION
LENDER: AS ASSIGNED
TITLE CO.: MID AUSTIN TITLE COMPANY
UNDERWRITER: LAWYERS TITLE INSURANCE CORPORATION

LOT 1
JOSEPH W. BROWN
SUBDIVISION NO. 2
V. 21, PG. 4

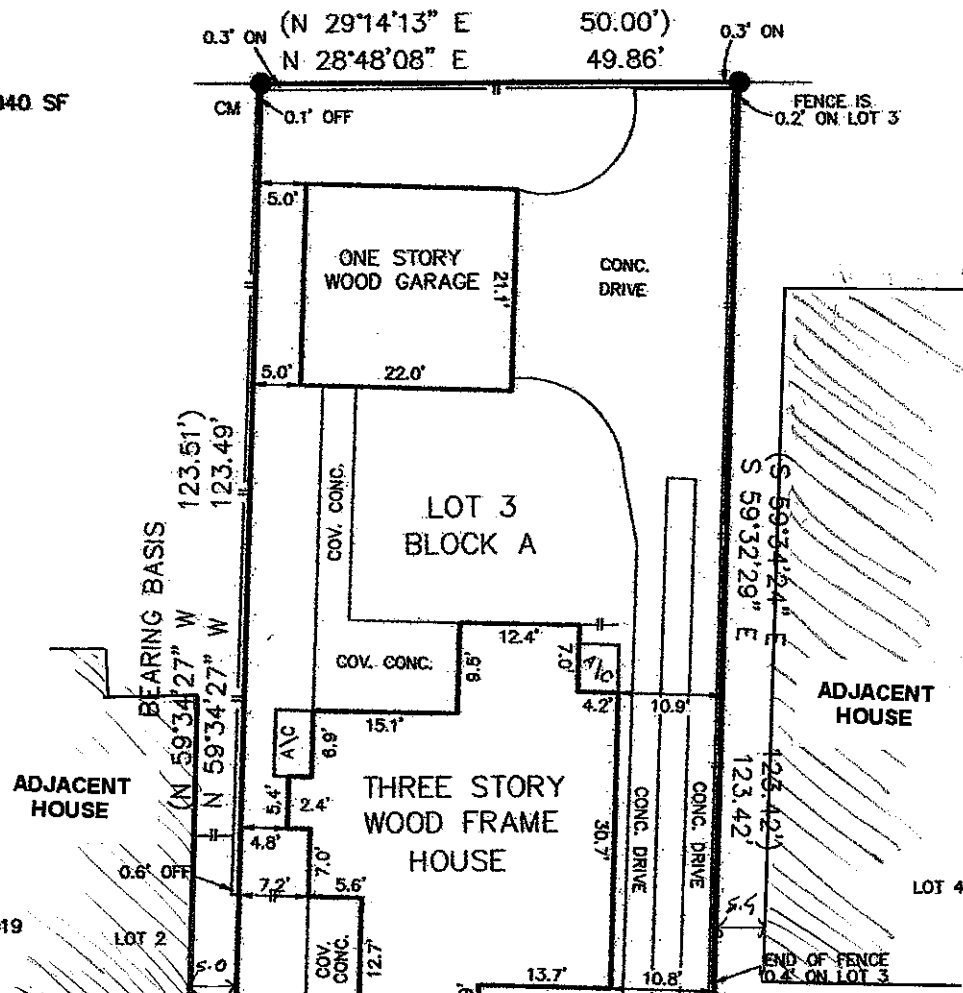
TOTAL OF IMPERVIOUS COVERAGE = 3,040 SF
TOTAL LOT AREA = 6,149 SF

% OF IMPERVIOUS COVERAGE = 49%



PLAT NORTH
SCALE: 1" = 20'

-X-	BARBED WIRE FENCE
-OO-	CHAIN LINK FENCE
-II-	WOOD BOARD FENCE
-E-	UTILITY LINE
P.U.E.	PUBLIC UTILITY EASEMENT
B.L.	BUILDING LINE
●	1/2" REBAR FOUND
⊗	1/2" REBAR SET
⊙	IRON PIPE FOUND
CM	CONTROL MONUMENT
()	RECORD DATA FROM PLAT DOC. NO. 208600019
D.E.	DRAINAGE EASEMENT
R.O.W.	RIGHT-OF-WAY
☆	POWER POLE



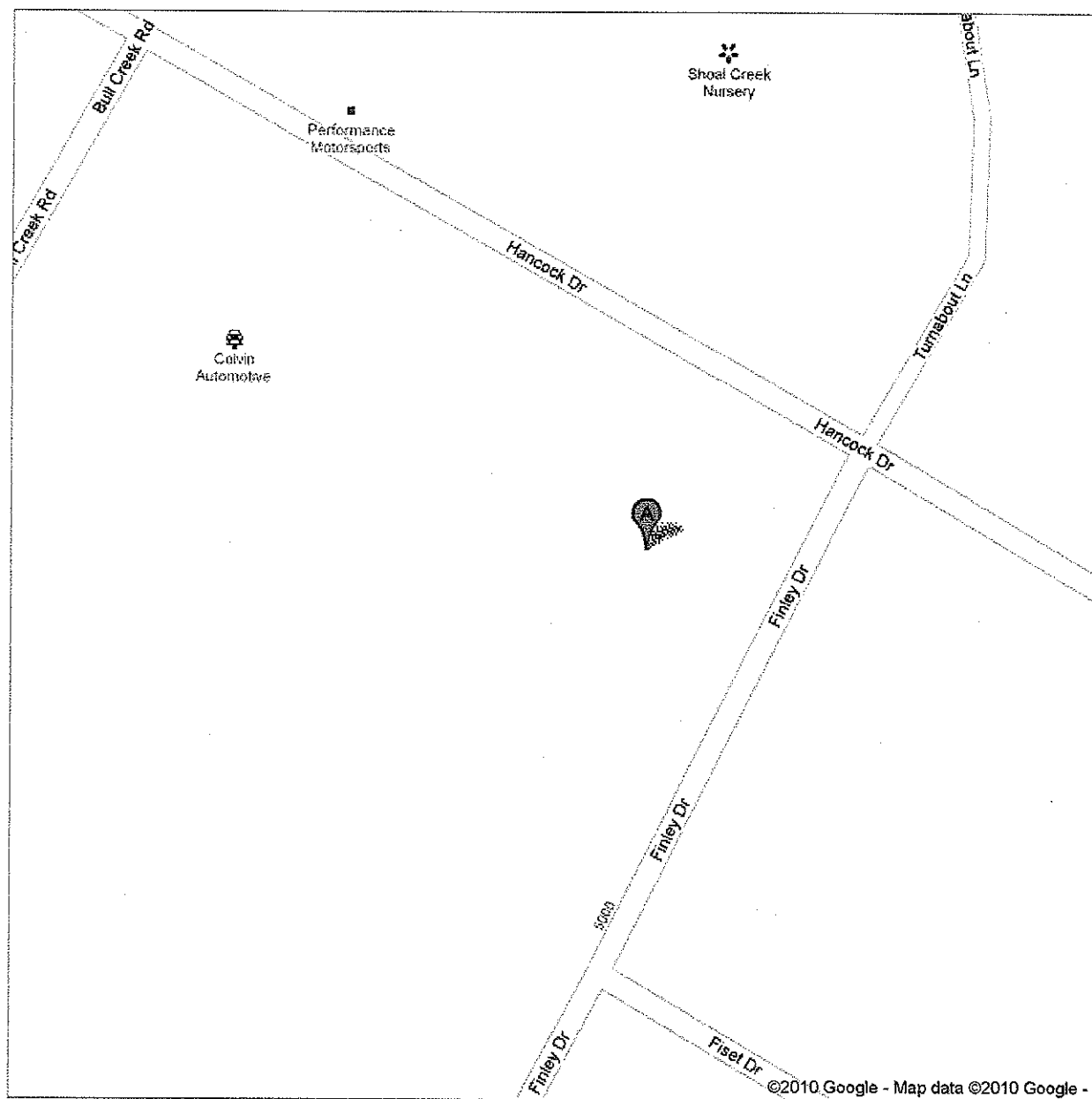
Google maps

Address 5010 Finley Dr
Austin, TX 78731

Get Google Maps on your phone



Text the word "GMAPS" to 466453



25

Google maps Address

To see all the details that are visible on the screen, use the "Print" link next to the map.

[Get Directions](#) [My Maps](#)

«

[Edit](#)

[Print](#)

[Send](#)

[Link](#)



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